

# UNIT TO LET

## 12,760 ft<sup>2</sup>



UNDER  
REFURBISHMENT



LARGE SECURE  
YARD



ESTABLISHED  
LOCATION



[www.ipif.com/crown](http://www.ipif.com/crown)

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

**UNIT D VENTURE WAY**  
CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX







## LOCATION

Crown Industrial Estate is located off the Priorswood Road, some two miles north east of Taunton Town Centre

The industrial estate benefits from excellent transport links with Junction 25 of the M5 motorway approximately two miles to the south east via the A358.

DESTINATION	DISTANCE
London	165 miles
Bristol	49 miles
Bristol Airport	37 miles
M4/M5 Interchange	49 miles
Exeter	40 miles
Taunton Town Centre	2 miles
M5 J.25	2 miles

## LOCAL OCCUPIERS INCLUDE

**Biffa**

**SCREWFIX**

**PHL**

**C E F**

**protyre**  
autocare

**EASY BATHROOMS**

**MEDeQUIP**

**TOOLSTATION**



DESCRIPTION

Unit D comprises a detached industrial unit on a self-contained site with a large secure yard. The property is of steel portal frame construction with an insulated steel-clad roof.

Unit D will be refurbished to a high standard to provide flexible and modern industrial accommodation in an established trade location.

ACCOMMODATION

Unit D comprises of the following gross internal area (GIA)

UNIT D	M <sup>2</sup>	FT <sup>2</sup>
GF Warehouse	1,130	12,172
FF Office	55	588
TOTAL	1,185	12,760





UNDER  
REFURBISHMENT



SECURE  
YARD



OFFICE  
SPACE



2 GROUND  
LEVEL LOADING  
DOORS



KITCHENETTE  
& WCS



SELF  
CONTAINED  
SITE



24/7  
ACCESS



7.4 M  
EAVES HEIGHT



WELL  
ESTABLISHED  
LOCATION



# UNIT D

## VENTURE WAY

### CROWN INDUSTRIAL ESTATE, TAUNTON, TA2 8RX

#### LEASE TERMS

The property is available by way of a new full repairing and insuring lease.

#### BUSINESS RATES

To be reassessed. For rates payable, please contact the agents.

#### SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common areas. Further details are available upon request.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

#### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

#### ENERGY PERFORMANCE RATING

EPCs available on request. To be reassessed post refurbishment.



On behalf of the Landlord

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